

# City of Detroit

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Committee of the Whole Room • 1340 Coleman A. Young Municipal Center • (313) 224-3443 • Detroit, MI 48226

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### PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE

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COUNCIL PRESIDENT BRENDA JONES, (EX-OFFICIO)

Ms. Cindy Golden  
Assistant City Council Committee Clerk

THURSDAY, NOVEMBER 8, 2018

10:00 A.M.

A. ROLL CALL

B. APPROVAL OF MINUTES

C. PUBLIC COMMENT

D. 10:05 A.M. – PUBLIC HEARING – RE: Proposed ordinance to amend Article XVII, District Map 4, of the 1984 Detroit City Code, Chapter 61, Zoning to modify the provisions of the existing PD-H (Planned Development District-Historic) zoning classification established by Ordinance 25-96 at the property commonly known as 2458 Brush Street and also 419 and 429 E. Fischer Fwy. to allow for a standard restaurant as defined in Sec. 61-16-41 of the Detroit Zoning Ordinance, including the sale and consumption of alcoholic beverages on the premises. **(Board of Zoning Appeals; City Council Legislative Policy Division; Buildings Safety Engineering and Environmental, Law, and Planning and Development Departments)**

E. 10:15 A.M. – PUBLIC HEARING – RE: 600 Ventures II, LLC (#475) request to establish an obsolete Property Rehabilitation District in the area of 600 West Lafayette Boulevard, Detroit, Michigan, in accordance with Public Act 146 of 2000. **(Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council's Legislative Policy Division, Detroit Economic Growth Corporation)**

- F. 10:25 A.M. – PUBLIC HEARING – RE:** 600 Ventures II, LLC (#476) request to establish a Commercial Rehabilitation District for in the area of 659 Howard Street, Detroit, Michigan, in accordance with Public Act 210 of 2005. **(Taxing Units, Petitioner, Finance Department-Assessment Division, Planning & Development, Housing & Revitalization and Law Departments, City Council’s Legislative Policy Division and Detroit Economic Growth Corporation)**
- G. 10:35 A.M. – PUBLIC HEARING – RE:** 830 Peterboro, LLC (#513) request to establish an Obsolete Property Rehabilitation District in the area of 830 Peterboro Street, Detroit, Michigan, in accordance with Public Act 146 of 2000. **(Taxing Units, Petitioner, Finance Department-Assessment Division, Planning & Development, Housing & Revitalization and Law Departments, City Council’s Legislative Policy Division and Detroit Economic Growth Corporation)**
- H. 10:45 A.M. – PUBLIC HEARING – RE:** Crawford Real Estate & Development Holdings, LLC (#290) request to establish a Commercial Rehabilitation District in the area of 6340 East Jefferson, Detroit, Michigan, in accordance with Public Act 210 of 2005. **(Taxing Units, Petitioner, Finance Department-Assessment Division, Planning & Development, Housing & Revitalization and Law Departments, City Council’s Legislative Policy Division and Detroit Economic Growth Corporation)**
- I. 10:55 A.M. – CONTINUED PUBLIC HEARING – RE:** Request to establish a Commercial Rehabilitation District for Lafayette Acquisition Partners, LLC (#487), in the area of 1401 Rivard Street, Detroit, Michigan in accordance with Public Act 210 of 2005. **(Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council’s Legislative Policy Division, Detroit Economic Growth Corporation)**
- J. 11:05 A.M. – CONTINUED PUBLIC HEARING – RE:** Proposed ordinance to amend Article XVII, District Map 16, of the 1984 Detroit City Code Chapter 61, “Zoning’ by showing an M2 (Restricted Industrial District) zoning classification where B4 (General Business District) zoning classification currently exists on thirteen (13) parcels, generally bounded by Armada Avenue extended to the north, the north-south alley first east of Conant Avenue to the east, Gaylord Avenue to the south and Conant Avenue to the west. **(Board of Zoning Appeals; City Council Legislative Policy Division; Buildings Safety Engineering and Environmental, Law, and Planning and Development Departments)**
- K. 11:20 A.M. – CONTINUED DISCUSSION – RE:** Community Benefits Ordinance Amendments **(Legislative Policy Division)**

**UNFINISHED BUSINESS**

1. Status of the request for the Policy and Procedures of the Home Repair application process and Grant Dollars. **(BROUGHT BACK AS DIRECTED ON 11-1-18)**

2. Status of Law Department submitting Responses relative to Recourse for Non-Compliance with Planned Development (PD) Standards. **(This memorandum is provided is provided in response to your July 3, 2018 memorandum, in which you requested an analysis of the recourse available to the City of Detroit in circumstances of non-compliance with the terms, conditions, site plans, use regulations and development specifications (collectively, “Standards”) associated with a planned development zoning district (“PD District”). (BROUGHT BACK AS DIRECTED ON 11-1-18)**
3. Status of Council Member Scott Benson submitting memorandum relative to Proposed Amendment to CBO (Community Benefits Ordinance). **(BROUGHT BACK AS DIRECTED ON 10-25-18)**
4. Status of Legislative Policy Division submitting Proposed Ordinance to amend Chapter 14 of the 1984 Detroit City Code, *Community Development*, by adding Article XII, *Publicly-Funded Construction Projects, Division 1, In General, Section 14-12-4, Responsibility and requirements, 14-12-5, Exceptions to Workforce Target, 14-12-6, Compliance, 14-12-7, Application and reporting*, to provide for the health, safety and general welfare of the public by encourage and maximize the utilization of Detroit residents on all City contracts and all projects benefited by City subsidies. **(FOR INTRODUCTION AND SETTING OF A PUBLIC HEARING?) (BROUGHT BACK AS DIRECTED ON 10-25-18)**
5. Status of Law Department submitting response relative to report and proposed ordinance to amend Chapter 14 of the 1984 Detroit City Code, *Community Development*, by adding Article XIII, *Jobs and Economic Development*, and adds Division 2. *Hiring Notices, Sections 14-13-21, Notice of hiring activities required; exceptions., 14-13-22, Minimum content to be included; process for distribution of notice, and 14-13-23, Misdemeanor violation; continuing violation; penalties for conviction thereof*, to require developers who receive certain city benefits to distribute notices of any hiring activities within the City of Detroit to the Department of Civil Rights, Inclusion, and Opportunity for further distribution throughout the City of Detroit. **(FOR INTRODUCTION OF AN ORDINANCE AND THE SETTING OF A PUBLIC HEARING?) (BROUGHT BACK AS DIRECTED ON 10-18-18)**
6. Status of Council Member Janee Ayers submitting memorandum relative to Hiring Notices Ordinance. **(BROUGHT BACK AS DIRECTED ON 10-18-18)**
7. Status of Council Member Janee Ayers submitting memorandum relative to Proposed Amendment to the Community Benefits Ordinance. **(BROUGHT BACK AS DIRECTED ON 10-11-18)**
8. Status of Legislative Policy Division submitting report relative to Recommended revisions to the Community Benefits Ordinance. **(This report follows the Legislative Policy Division’s (LPD) report dates July 23, 2018 in which LPD staff provided a list of recommendations which would either strengthen or revise the city’s current Community Benefits Ordinance (CBO) process as outlined in Chapter 14 of the 1984 Detroit City Code, Community Development, Article 12 – Community Benefits.)**

**(BROUGHT BACK AS DIRECTED ON 10-4-18)**

**NEW BUSINESS**

**OFFICE OF CONTRACTING AND PROCUREMENT**

Submitting the following **Office of Contracting and Procurement Contracts:**

9. Submitting reso. autho. **Contract No. 6001734** - 100% Federal Funding – To Provide To Provide a Sub-Recipient Agreement to Perform Strategic Planning to Address City of Detroit's Need to Develop Affordable Multi-Family Housing and Preserve Existing Housing – Contractor: Local Initiatives Support Corporation – Location: 660 Woodward, Suite 1600, Detroit, MI 48226 – Contract Period: July 1, 2018 through June 30, 2020 – Total Contract Amount: \$350,000.00. **HOUSING AND REVITALIZATION DEPARTMENT (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-8-18)**

**HISTORIC DESIGNATION ADVISORY BOARD**

10. Submitting reso. autho. Scheduling a Public Hearing for the purpose of considering Petition of Deliverance Center Outreach Ministries (#341), requesting that the intersection of West Grand Boulevard and Porter Avenue be assigned the secondary street name “Bishop Gregg A. Booker.”(Upon review of their documentation submitted, the staff has determined that reasonable grounds has been provided and therefore has concluded that the petition meets the criteria for Secondary Naming of Street in accordance with Article VII Sections 50-7-31 through Sections 50-7-50 of the 1984 Detroit City Code.) **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-8-18)**

**PLANNING AND DEVELOPMENT DEPARTMENT**

11. Submitting reso. autho. **Correction** of Sales Resolution Brush Park South Development. (In anticipation of the closing, the Purchaser has requested that conveyance of the Properties be to a Michigan single-purpose entity created specifically for the Project. The name of this entity is Brush Park South Owner LLC, a Michigan Limited Liability Company. Additionally, we discovered errors in the legal descriptions of the Properties such that: 1) Land should have been added from certain right-of-way vacations approved by this Honorable Body on July 12, 2016 for the Project and 2) land should have been removed that is for the intersection improvements at the Eastbound Fischer Freeway Service Drive and Beaubien Street.) **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-8-18)**
12. Submitting reso. autho. Second Amendment to Sublease – Detroit Windsor Tunnel LLC. (Detroit Windsor Tunnel LLC (DWT) leases from the City, as landlord and successor-in-interest to Ford Motor Properties, Inc., the plaza that serves the Detroit Windsor Tunnel on the Detroit side, as well as some additional property that includes 1303 East Atwater (the “Atwater Parcel”). During the bankruptcy, Syncora acquires an opinion to purchase the Atwater Parcel, which requires that the Sublease be amended to remove such property.) **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-8-18)**

13. Submitting reso. autho. Real Property at 8707, 8713, 8717 and 8727 Fenkell, Detroit, MI 48238. **(The P&DD entered into a Purchase Agreement dated August 6, 2018 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the “Deed”) for Two Thousand and 00/100 Dollars (\$2,000.00) (the “Purchase Price”). Offeror, intends to use the property for an expansion of their adjacent day care center. The proposed use is by-right use within the designated B2 zoning district.)**

#### MISCELLANEOUS

14. **Council Member Scott Benson** submitting memorandum relative to Development Incentives Flow of Funds. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-8-18)**
15. **Council Member Scott Benson** submitting memorandum relative to Real Estate Development Ordinance. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-8-18)**